

Commercial Sales									
S-B-L	Sales Date	Sales Price	Total AV at Time of Sale	Address	Year Built	Site Size	Gross Floor Area	Property Code	Additional Comments
28-3-15	8/12/2013	\$150,000	171,900	350 Broadway	1900	0.06	2540	482	Per MLS - 2nd Floor (1180sf) unfinished at time of sale; included in GFA
28-3-35	5/29/2013	\$100,000	104100	14 Fullerton Av	1952	0.1	1750	485	Listed in the Vacant Building Registry at time of sale.
38-1-1, 38-1-2, 38-1-21, 38-1-22	5/24/2013	\$500,000	362800	33 S Robinson	1929	0.44	8972	710	Also includes 206 W Parmenter, 210 W Parmenter & 297 Washington St; 2 garages and parking area; Sf includes 972sf office
13-2-20.1	5/17/2013	\$200,000	318900	300 Dupont Av	1960	169 x 109	4233	421	Per MLS - includes business, equipment & fixtures
29-7-8	5/26/2013	\$120,000	205000	202 Broadway	1890	2614sf	5925	481	Restaurant on 1st floor; 3 apts above
43-3-10.1	5/1/2013	\$300,000	312,600	20 Deyo Pl	1950	1 acre	9520	449	Warehouse; Non-MLS Sale
5-1-14.1 & 72-6-2.1	4/10/2013	\$140,000	71,900 + 850	38 South Dix Ave	1960	158 x 88.5 + 50 x 154	2340	710	One parcel is located in the T/O Newburgh; Non-MLS Sale
39-5-8	3/18/2013	\$29,000	69,500	27 Spring St	1975	25 x 100	800	433	Auto body shop
30-5-15	2/21/2013	\$80,000	125900	165 Liberty St	1900	2614sf	2903	483	Two 2-bedroom Apartments plus one office on first floor.
34-3-6.1 & 34-2-2.11	2/21/2013	\$550,000	429900 (6800 + 423100)	377 Broadway & 375 Ann St	1950	19,124sf + 4,194sf	10306	485 & 331	
6-5-2.22	2/15/2013	\$350,000	720600 (Before Split)	407B Gidney Ave (formerly part of 407 Gidney Ave)	1988	.58 ac+/-	3152	465	Private sale; Not listed on the open market

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30-5-30	2/12/2013	\$35,000	57800	20 Chambers St	1930	0.08	3198	449	Two other adjacent land parcels (30-5-31 & 32) purchased at the same time but on separate deeds.
40-6-5.1	2/1/2013	\$90,000	52900	49 Johnes Street	1960	93 x 100	4600	449	Private sale; Not listed on the open market
34-3-37	10/5/2012	\$125,000	194800	356 Washington St	1920	75 x 166	1800	425	Private sale; Not listed on the open market
23-4-5	5/24/2012	\$160,000	190,000	233 Liberty St	1880	57.5 x 113	5405	464	Offices
39-5-28.1 39-5-12 39-4-21	4/30/2012	\$375,000	501200 500 1600	102 S William St 7 Spring St 10 Spring St	1920	1 acre 20.3 x 50 38 x 80	55020	449 330 311	Warehouse. 55020 Total Rental SqFt: 36680GFA + 18340 Bsmt
32-1-9.12	4/24/2012	\$1,500,000	595,500	39 Wisner Ave	Unkn	2 ac	30220	449	Warehouse
32-4-3 32-3-1	4/5/2012	\$550,000	714100 5,000	131 Little Britain Rd	1960	119 x 184 96.7 x 140.5	14120	449 340	Office Space (4620sf); Warehouse (9500sf)
20-3-1	3/16/2012	\$157,500	136,900	97 Fullerton	1949	70 x 183	2160	482	Aka 95 Fullerton Avenue; 1 Apartment (1080sf); Retail (1080sf); Det Garages (4740sf)
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18-2-39 18-2-40	3/9/2012	\$100,000	161500 1800	197 South St 195 South St	1880	25 x 116.5 25.3 x 113	3456	482 311	2 Apartments (2160sf); Retail (1296sf)
34-3-51	12/22/2011	\$170,000	123600	46 Washington St	1960	177 x 108 x 22.5 x 120.9	1344	433	Auto Repair Shop
30-5-41	11/9/2011	\$75,000	134,200	46 Chambers St	1880	25 x 100	7425	449	2 Apartments (4950sf); Auto Service (2475 sf)

Property Codes Used: 311- Residential Vacant Land; 330 - Vacant Land Located in Commercial Areas; 331 - Commercial Vacant with Improvements; 340 - Vacant Land Located in Industrial Areas; 421 - Restaurant; 425 - Bar; 433 - Auto Body, Tire Shops, Other Related Auto Sales; 449 - Other Storage, Warehouse and Distribution Facilities; 464 - Office Building; 465- Prof. Bldg; 482 - Multiple Use or Multi-Purpose Downtown Row Type (detached); 483 - Converted Residence; 485 - One Story Small Structure: Multi-Occupant; 710 - Manufacturing